

ESSEX ZONING CHART

Zoning District:	Min. Lot Area	Min Lot Width	Min. Lot area/ dwelling unit	Front setback	Side setback	Rear Setback	Max. Bld. coverage	Max. Bld. Height*
EV - Essex Village	15,000 sq. ft.	60 ft.		0	5 ft.	5 ft.	25%	30 feet
VR - Village Residence	60,000 sq. ft.	120 ft.	60,000 sq. ft.	30 feet	25 feet	30 feet	7.5%	30 feet
RU - Rural Residence	80,000 sq. ft.	150 ft.	80,000 sq. ft.	40 feet	30 feet	30 feet	7.5%	30 feet
RM - Multi-Family Rural**	80,000 sq. ft.	150 ft.	80,000 sq. ft.	40 feet	30 feet	30 feet	7.5%	30 feet
Multiple Dwelling** - See Sec. 131	40,-60,000 sq. ft.			50 feet	50 feet	50 feet	10%	30 feet
RLC - Residential Life Care (1)	40,000 sq. ft.	150 ft.	40,000 sq. ft.	40 feet	30 feet	30 feet	10%	30 feet
Res. Life Care Land (2)	90 acres		17,000 sq. ft.	50 feet	50 feet	50 feet	15%	35 feet
RRR - River Road Residential	130,000 sq. ft.	150 ft.	130,000 sq. ft.	40 feet	30 feet	30 feet	10%	30 feet
WF - Waterfront Business	30,000 sq. ft.	100 ft.	30,000 sq. ft.	40 feet	20 feet	30 feet	25%	30 feet
C - Commercial	30,000 sq. ft.	150 ft.	30,000 sq. ft.	30 feet	15 feet	30 feet	15%	30 feet
LI - Limited Industrial	80,000 sq. ft.	200 ft.		75 feet	25 feet	50 feet	25%	35 feet
MI - Municipal & Ind. Service	80,000 sq. ft.	200 ft.		30 feet	25 feet	50 feet	25%	35 feet
DMID - Design Municipal/Ind.**								
Accessory Buildings; See Sec. 40I.2 & 101.D.1								
Driveways/parking				6 feet	5 feet			

***HEIGHT IS MEASURED DIFFERENTLY IN THE GATEWAY CONSERVATION DISTRICT – See Section 40J. EXCEPTION.**

****Other regulations/restrictions apply – see specific section in the Zoning Regulations**

SPECIAL REGULATIONS:

Inland Wetlands: Regulated area **60 feet** from wetland; **100 feet** from watercourse/water body.

*(Buildings & septic system(s) are prohibited within **50 feet** of inland wetlands/water course in the Zoning Regulations).*

Gateway Conservation District: No buildings or other improvement shall be located within **50 feet** of the mean high water line of the Connecticut River or easterly of the Falls River (downstream of River Road)

SEE ALSO REGULATIONS FOR Heritage Gateway District (Sec. 81), Conservation District (Sec. 100), Coastal Management District, Flood Plain (Sec. 103), and/or Water Resource District (Sec. 104)